

# Department of Planning and Community Development

## Annual Report

# 2020



**City of Aberdeen, Maryland**

60 N. Parke Street

Aberdeen, MD 21001

(410) 272-1600

[WWW.AberdeenMD.gov](http://WWW.AberdeenMD.gov)



# STAFF

## **Phyllis Grover**

Director of Planning and Community Development

## **Gil Jones**

Senior Planner

## **Stefani Spector**

Economic Development and Planning Assistant

## **Vickie Horne**

Main Street Coordinator



# Building Permit Information 2020

## Residential Permits

| Type                       | Amount     | Value               |
|----------------------------|------------|---------------------|
| New Single-Family Dwelling | 84         | \$35,132,442        |
| New Apartment              | 3          | \$38,100,000        |
| Additions/Alterations      | 44         | \$979,828           |
| Improvements               | 93         | \$537,727           |
| Decks                      | 36         | \$375,956           |
| Pools                      | 9          | \$111,312           |
| Demolition                 | 5          | \$49,052            |
| <b>Total New</b>           | <b>87</b>  | <b>\$73,232,442</b> |
| <b>Total Other</b>         | <b>187</b> | <b>\$2,053,875</b>  |



Credit: Photo Rendering of the Edge at Middleton



# Building Permit Information 2020

## Commercial Permits

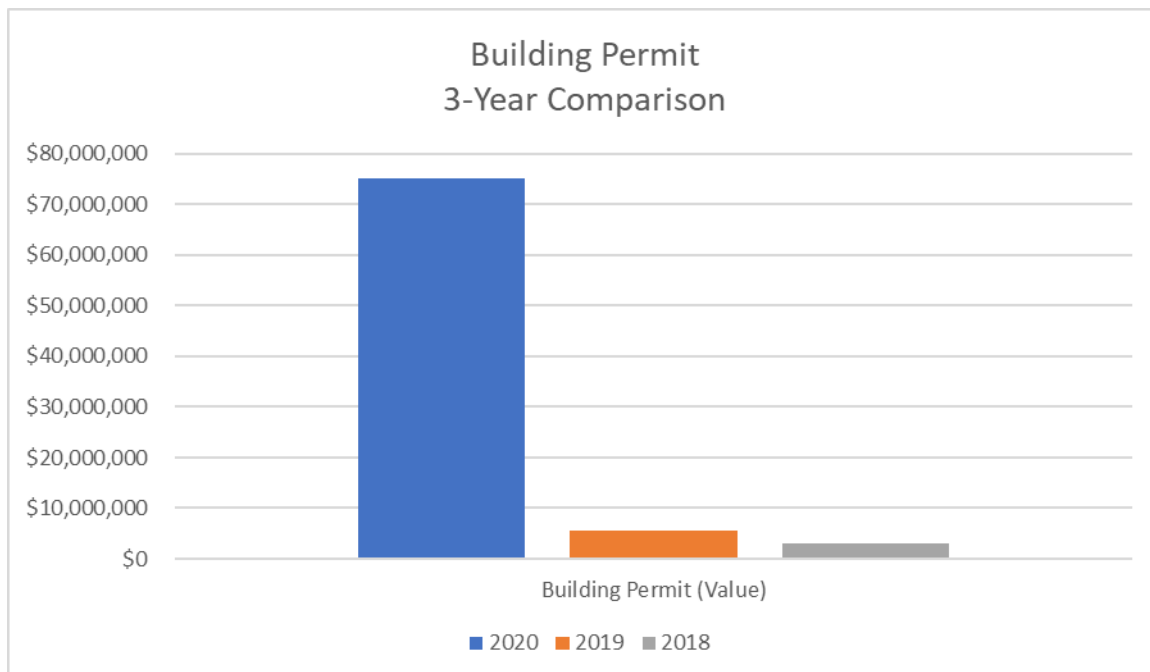
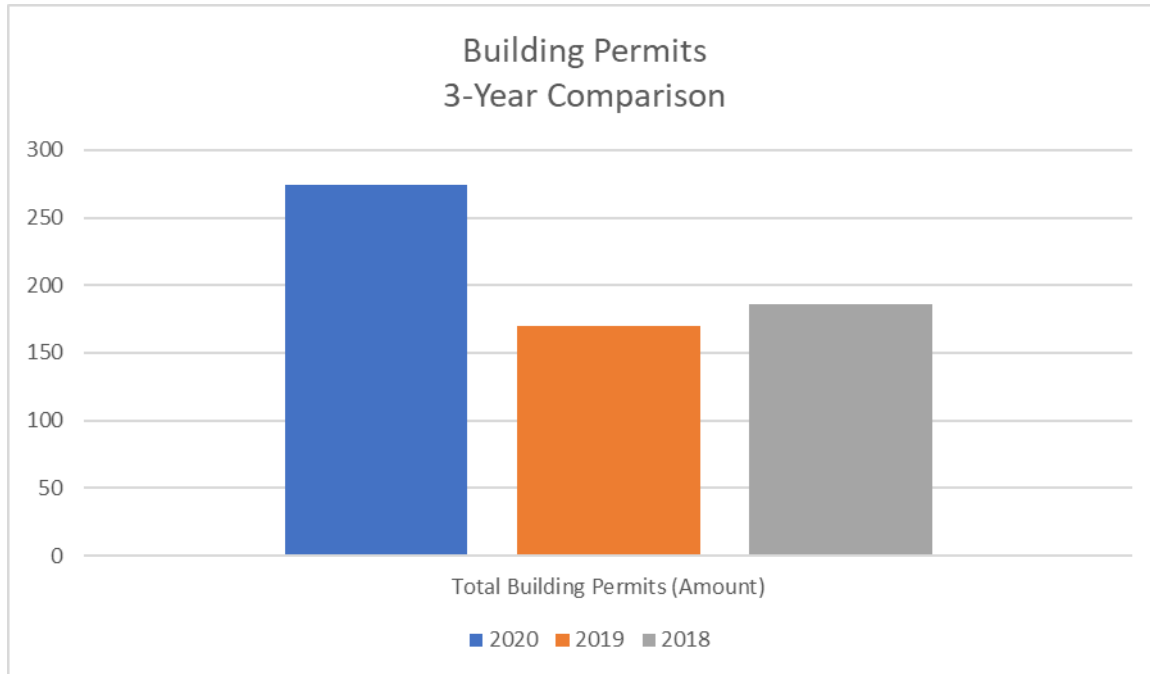
| Type                                 | Amount    | Value               |
|--------------------------------------|-----------|---------------------|
| New                                  | 5         | \$16,346,000        |
| Alterations/ Tenant Occupancy Permit | 44        | \$10,210,140        |
| Signs                                | 19        | \$208,489           |
| Temporary Use Permits                | 2         | \$157,000           |
| Demolition                           | 1         | \$28,300            |
| <b>Total</b>                         | <b>71</b> | <b>\$26,949,929</b> |

## Industrial Permits

| Type           | Amount    | Value               |
|----------------|-----------|---------------------|
| Additions      | 1         | \$3,525,550         |
| Alterations    | 7         | \$23,220,510        |
| Temporary Uses | 3         | \$66,000            |
| <b>Total</b>   | <b>11</b> | <b>\$26,812,060</b> |



# Building Permit Historical Data







# Planning Projects

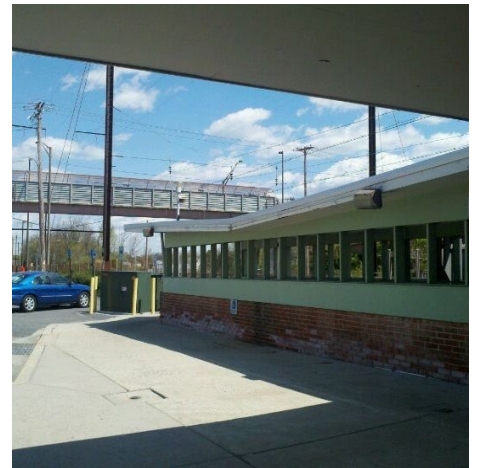


## Western Aberdeen Grid-Based Study

The Department of Planning and Community Development under the direction of the City Council commissioned a study by Matrix Design Group to provide background and analysis of conceptual plans for three properties located in western Aberdeen and Planning Area 10: Gilbert. The study focused on smart growth and grid-based design. The conceptual plans were centered around compatibility, mixed-use, compact development, walkability, infill development, multi-modal transportation, and fiscal sustainability.

## Aberdeen MARC/Amtrak Train Station Transportation Alternatives Program Grant

The City of Aberdeen received a \$700,000 MDOT SHA Transportation Alternatives Program grant in 2017 for the design and construction of bicycle and pedestrian improvements to the Aberdeen Train Station and the surrounding area. Throughout 2020, the Department of Planning and Community Development has worked with consultants, EXP and Maryland Transit Authority to submit the Architectural and Engineering Design to the Maryland State Highway Administration.

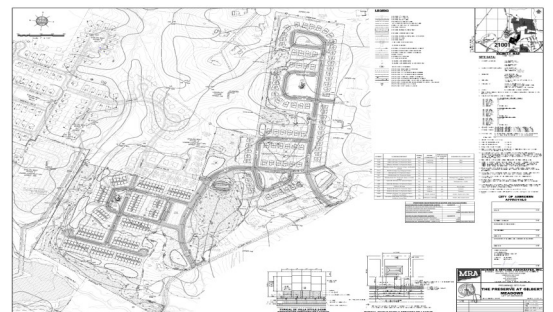


## West Bel Air Avenue Beautification

The City of Aberdeen utilized funding from the Community Development Block Grant program for enhancements to West Bel Air Avenue. The improvements include street furniture, lighting, planters, garbage and recycling cans, and new signage and audio system at Festival Park. The improvements on Main Street were coupled with an investment from Maryland State Highway Administration to repave W. Bel Air Avenue.

## West Bel Air Avenue Beautification

In 2019, the City Council approved the Seibert/Adams Annexation located in Planning Area 10: Gilbert. The developers presented a preliminary site plan for the land that includes 83 single-family homes and 93 villas. The Planning Commission approved the preliminary site plan on December 9, 2020





# Business Retention and Expansion

100  
Business  
Contacts

20  
In-Person Business  
Meetings

25  
Business  
Visits

## Hospital Meal Donation Program

2020 was an immensely challenging year for businesses. The year was focused on business retention strategies and sharing information and financial resources related to the COVID-19 pandemic. One of the hardest hit sectors was the restaurant industry due to mandated indoor/outdoor dining closures and limited in-person capacity at the Aberdeen Proving Ground (APG). The City of Aberdeen in conjunction with the Aberdeen Economic Development Commission and Aberdeen Chamber of Commerce started an initiative to collect donations from Aberdeen's corporate partners, and utilize the funding to purchase meals from Aberdeen restaurants to feed the front-line hospital staff at the University of Maryland Upper Chesapeake and Harford Memorial hospitals. Collectively, the initiative raised nearly \$18,000. The funds provided 22 total lunches to the staff of 75 and 1,600 individual meals.



⇒ 24 New Businesses

⇒ 5 Ribbon Cutting Events

⇒ Hosted 1 meeting for Restaurants in Aberdeen

⇒ 15.4% Office Vacancy, 49.67% Decrease from 2019<sup>1</sup>

⇒ 15.2% Retail Vacancy, 10% Decrease from 2019\*<sup>1</sup>

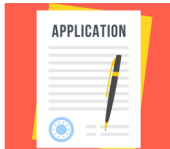
⇒ 5.5% Flex Vacancy, 5.5% Increase from 2019<sup>2</sup>

1 CoStar

2 City of Aberdeen



# Grant Activity and Financial Incentives



## GRANT APPLICATIONS

The Department of Planning and Community Development applied for eight grants in 2020 totaling \$965,000.



## GRANT AWARDS

The Department was awarded two grants in 2020:

- \$35,000 FY21 DHCD Operating Assistance Grant
- \$2,500 FY21 Farmers Market Agricultural Grant



## GRANT ADMINISTRATION

The following grant activities were executed in 2020:

- DHCD Community Legacy Grant: Train Station Mural
- Farmers Market Agricultural Grant
- MDOT SHA Transportation Alternatives Grant
- CDBG Funding: W. Bel Air Avenue Improvements

## Incentive Awards

### ☐ **3 Façade Improvement Awards**

\$34,742 Awarded

\$69,484 Total Capital Improvement

### ☐ **2 Enterprise Zone Applications**

\$2.9M Total Capital Improvement

### ☐ **1 TOD Real Property Tax Credit**

\$1.6M Total Capital Improvement

### ☐ **1 TOD Water/Sewer Connection Charge Waiver**

\$1.6M Total Capital Improvement





# Aberdeen Main Street



*Explore. Experience. Enjoy!*



## EVENTS

- ♦ Junk in the Trunk Open Market
- ♦ Farmers Market: Paws in the Park and Talk Like a Pirate
- ♦ Trunk or Treat
- ♦ Christmas Street Tree Lighting
- ♦ Tartan Design Competition

## COMMITTEES

- ♦ Design Committee
- ♦ Economic Vitality Committee
- ♦ Promotions Committee
- ♦ Organization Committee
- ♦ Clean, Safe, and Green Committee

Aberdeen received the Maryland Main Street Designation in March 2020.

Recognized as the 2020 Main Street America Accredited Program by the National Main Street Center

**3 Grants Submitted**  
**\$35,000 Awarded**